



MINUTES

**BRYAN BUILDING AND STANDARDS COMMISSION
REGULAR MEETING
MONDAY, MARCH 25, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

On the 25th day of March, 2013, the Building and Standards Commission of the City of Bryan, Texas convened in Council Chambers of the Bryan Municipal Building at 6:00pm.

BSC Members Present:

Daryl Massey
Victor Drozd
James Cain
Judy Winn
Charles Munday

Staff Members and Others:

Greg Cox, Chief Building Official
Martin Zimmermann, Planning Administrator
Jonathan Koury, Assistant City Attorney
Fred Taylor, Deputy Fire Marshall
Sandra Willis, Code Enforcement Officer
Sharon Hauke, Code Enforcement Officer
Charmaine McKinzie, Dev. Serv. Representative

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.*

1. CALL TO ORDER.

Chairperson Massey called the meeting to order at 6:08pm.

2. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

3. APPROVAL OF MINUTES FROM THE REGULAR MEETING ON FEBRUARY 25, 2013.

Commissioner Drozd moved to approve the regular meeting minutes from February 25, 2013. Commissioner Munday seconded the motion.

The motion passed with a unanimous vote.

4. OPENING STATEMENT FROM THE CHAIR.

Chairperson Massey read the opening statement.

5. SWEARING IN OF ALL PRESENT AND INTENDING TO TESTIFY.

Chairperson Massey swore in everyone in the audience that was planning on speaking concerning any of the properties on this meeting agenda.

6. REQUESTS TO DECLARE THE FOLLOWING BUILDINGS UNSAFE AND TO ORDER THE SAME TO BE VACATED, REPAIRED, SECURED OR DEMOLISHED – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (The order of hearings during this meeting is subject to change without notice, anyone wishing to speak at a hearing should be present at the start of the meeting. Commission makes final determination; appeals may be directed to district court).

- a. **Case # 1816 – 1105 Dansby Street**
Owner: Henry Otis % Wilson Una
Austin, Block 6, Lot 2 (NE 26' of)

Mr. Zimmermann, Planning Administrator, presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Ms. Wilson of 708 E 21st Street, Bryan, Texas advised the Commission that she is representing her mother Ms. Una Wilson, and that she is asking for more time to demolish the structure due to her mother has had a stroke and she is in school.

Responding to a question from the Commission, Ms. Wilson stated that the house is secured and she would like 90 days to demolish.

Chairperson Massey closed the public hearing.

Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the structure within 90 days. Commissioner Cain seconded the motion.

The motion passed with a unanimous vote.

- d. **Case # 1919 – 600A East Martin Luther King Jr.**
Owner: Dimas and Juana Rios
City of Bryan Townsite, Block 69, Lot 2

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Jose Hernandez of 301 Tatum Street, Bryan Texas, advised the Commission that he would like to repair the structure if given the chance.

Responding to a question from the Commission, Mr. Hernandez stated that even though the estimates are a little low, he still has the funding for all the repairs, and is willing to put the money into the structure, and that he is familiar with the permit process.

Responding to a question from the Commission Mr. Cox, Chief Building Official stated that he would have to bring the structure up to the current code, and that there is extensive inside damage, and that he would need a better plan. Mr. Cox went on to say that he feels that the cost of the repairs would be over the 50% of the appraised value.

Chairperson Massey closed the public hearing.

Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish structures within 30 days. Commissioner Winn seconded the motion.

The motion passed with a unanimous vote.

**d1. Case # 1919A - 805 North Preston Avenue
Owner: Dimas and Juana Rios
City of Bryan Townsite, Block 69, Lot 2**

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. Jose Hernandez of 301 Tatum Street, Bryan, advised the Commission that he agrees with staff's recommendation.

Chairperson Massey closed the public hearing.

Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the structures within 30 days. Commissioner Munday seconded the motion.

The motion passed with a unanimous vote.

**h. Case # 1925 – 205 Lynn Drive
Owner: Doris Marie Ercanbrack, dec.
Munnerlyn Village, Block C, Lot 14**

Mr. Zimmermann presented the staff recommendation (on file in the Development Services Department).

Chairperson Massey opened the public hearing.

Mr. James E Ercanbrack of PO Box 7121, Bryan, Texas advised the Commission that this is his deceased mother's house, and that he agrees it needs to be demolished.

Chairperson Massey closed the public hearing.

Commissioner Drozd moved to accept staff's recommendation that this building is unsafe and that the Commission issue an order to the owner, lienholder or mortgagee to demolish the structures within 30 days. Commissioner Winn seconded the motion.

The motion passed with a unanimous vote.

- c. **Case # 1917– 919 North Preston Avenue**
Owner: Beulah Mae Thompson
Jess Conlee Addition, Lot 10

Mr. Zimmermann advised the Commission that no action was necessary on this agenda item due to the house has been demolished.

- b. **Case # 1854 – 804 Henderson Street**
Owner: Black United Fund of Texas, Inc
Stephen F Austin #10, Block 1, Lot 8
- e. **Case # 1920 – 909 North Texas Avenue**
Owner: Delfino & Elisena Gomez
City of Bryan Townsite, Block 47, Lot 6 & 7 (pts of)
- f. **Case # 1921 – 2333 Yellowstone Drive**
Owner: Ibarra Antonio
Batson Mobile Home Park – Phase One, Lot 8 , Moses Baine League, A-3
- g. **Case # 1922 – 1400 George Street**
Owner: Betty Thompson & Raymond Thompson
Castle Heights, Block 9, Lot 9
- i. **Case 1926 – 1406 E 21st Street**
Owner: Ollie and May Bell Nelms
Austin Addition, Block 6, Lot 8 (pt)

Commissioner Drozd moved to accept the City's recommendations for agenda items 6.b., 6.e., 6.f., 6.g., and 6.i. Commissioner Munday seconded the motion.

The motion passed with a unanimous vote.

7. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).

- A. **The next regular meeting is scheduled for 6p.m. on Monday, April 22, 2013 in Council Chambers, Bryan Municipal Office Building, 300 S. Texas Avenue.**

Mr. Zimmermann reminded of the next regular meeting date.

8. FUTURE AGENDA ITEMS (A Commissioner may request that a subject for which notice has not been given be placed on an agenda for future meeting).

No future agenda items were requested.

9. ADJOURN.

Without objection Chairman Massey adjourned the meeting at 6:40pm.

These minutes shall serve as the official findings of the City of Bryan Building and Standards Commission, as approved on this the **22nd** day of **April, 2013**.

Greg Cox, Chief Building Official and
Secretary to the Building and Standards
Commission

Daryl Massey, Chairperson
Building and Standards Commission
City of Bryan, Texas